

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, AUTHORIZING THE SUBMISSION OF A JOINT
4 APPLICATION TO THE DEPARTMENT OF HOUSING AND
5 COMMUNITY DEVELOPMENT FOR HOMEKEY PLUS FUNDING FOR
6 THE RIVERSIDE HOUSING DEVELOPMENT MOTEL CONVERSION
7 INTO AFFORDABLE HOUSING PROJECT AND AUTHORIZING THE
8 EXECUTION OF ALL REQUIRED DOCUMENTS BY THE CITY
9 MANAGER OR HIS DESIGNEE AND RELATED PARTICIPATION.

10 WHEREAS, Riverside Housing Development Corporation (“Developer” and “Co-
11 Applicant”), is in the process of acquiring a 114-room hotel located at 1590 University Avenue, in the
12 City of Riverside, to convert into affordable housing units (114 affordable and two unrestricted
13 managers’ units). Ninety-four (94) affordable housing units will be made affordable to households
14 earning at or below 30% of Riverside County Median Income for a 55-year period (\$21,550 annual
15 income for a one-person household); and twenty (20) affordable housing units will be made affordable
16 to households at or below 50% of Riverside County Median Income for a 55-year period (\$35,900
17 annual income for a one-person household; (hereafter “Affordable Housing Project” or “Project”); and

18 WHEREAS, the State of California Department of Housing and Community Development
19 (“Department”) have issued a Notice of Funding Availability, dated November 26, 2024, and amended
20 on January 31, 2025, (“NOFA”), under the Homekey+ Program established under the Behavioral
21 Health Infrastructure Bond Act (BIHBA) (AB531, Chapter 789, Statutes of 2023) and pursuant to
22 Health and Safety Code Section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.);
23 Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section
24 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code;
25 and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program.
26 (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024),
27 respectively (“Homekey+ Program”); and

28 WHEREAS, City of Riverside (“Applicant”) desire to jointly apply for Homekey+ Program
grant funds with Developer, Co-Applicant, through the submittal of an application for Homekey+
Program funds (“Application” or “Application Package”) to HCD for review and consideration for
funding of the Affordable Housing Project; and

1 WHEREAS, HCD is authorized to administer Homekey+ Program pursuant to the Multifamily
2 Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the
3 Health and Safety Code. Homekey+ Program funding allocations are subject to the terms and
4 conditions of the NOFA, the Application, the HCD-approved STD 213, Standard Agreement, and all
5 other legal requirements of the Homekey+ Program; and

6 WHEREAS, the Homekey+ Program provides grants to applicants identified through a
7 competitive process for the development of projects that, per the Program guidelines, will sustain or
8 rapidly expand the inventory of housing for people experiencing homelessness or At Risk of
9 Homelessness and who are, thereby, inherently impacted by or at increased risk for medical diseases
10 and conditions due to the COVID-19 pandemic or other communicable diseases; and

11 WHEREAS, the Homekey+ Program provides that joint applicants for a project will be held
12 jointly and severally liable for completion of such project; and

13 WHEREAS, the City is familiar with the terms, conditions, and limitations of the loan and
14 grant; and

15 WHEREAS, the City is willing and able to conform to each of the terms, conditions, and
16 limitations imposed upon such loan and grant; and

17 WHEREAS, the City has determined that it is in its best interests to submit such application;
18 and

19 WHEREAS, the City desires to apply for Homekey+ Program funds and to submit an
20 Application Package as a joint applicant with Developer; and

21 WHEREAS, the Department is authorized to approve funding allocations for the Homekey+
22 Program, subject to the terms and conditions of the NOFA, Program Guidelines, Application Package,
23 and Standard Agreement, and the Department is authorized to administer the approved funding
24 allocations of the Homekey+ Program.

25 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
26 California, as follows:

27 Section 1: That the City Manager, or designee, is hereby authorized to execute and submit a
28 Homekey+ Program Application jointly with Sunrise at Bogart Limited Partnership, or one of its

1 designated partners, and submit it to the Department, as detailed in the NOFA dated November 26,
2 2024, and amended on January 31, 2025, for the Homekey+ Program, for a total amount not to exceed
3 Thirty Five Million Dollars (\$35,000,000).

4 Section 2: That upon application approval, the City Manager, or his designee, is hereby
5 authorized and directed to execute a State of California Standard Agreement (“Standard Agreement”)
6 in a total amount not to exceed Thirty Five Million Dollars (\$35,000,000), as well as any and all other
7 documents required or deemed necessary or appropriate to secure the Homekey+ Program funds from
8 the Department, and all amendments thereto (collectively, the “Homekey+ Documents”).

9 Section 3: That the City shall be subject to the terms and conditions as specified in the Standard
10 Agreement: funds are to be used for allowable capital asset project expenditures to be identified in
11 Exhibit A of the Standard Agreement; the application in full is incorporated as part of the Standard
12 Agreement; any and all activities funded, information provided, and timelines represented in the
13 application are enforceable through the Standard Agreement; and the City hereby agrees to use the
14 funds for eligible capital asset(s) in the manner presented in the application as approved by the
15 Department and in accordance with the (NOFA) and Program Guidelines and Application Package.

16 Section 4. That the City Manager, or designee, is authorized to execute in the name of the City
17 of Riverside (“Co-Applicant”) the Homekey+ Program Application Package and the Homekey+
18 Program Documents as required by the Department for participation in the Homekey+ Program.

19 Section 5: That the City acknowledges that by submitting a joint application as a co-applicant
20 that it will be jointly and severally liable for the completion of the Project required by the terms of any
21 funding awarded to the City and Sunrise at Bogart Limited Partnership under the Homekey+ Program.

22 ADOPTED by the City Council this _____ day of _____, 2025.

23
24 _____
PATRICIA LOCK DAWSON
Mayor of the City of Riverside

25 Attest:

26
27 _____
28 DONESIA GAUSE
City Clerk of the City of Riverside

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council
3 on the _____ day of _____, 2025, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

8 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
9 City of Riverside, California, this _____ day of _____, 2025.

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11 _____
12 DONESIA GAUSE
13 City Clerk of the City of Riverside
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25-0427 SBM 04/09/25